

082.0

Map

0001

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 630,400 /

USE VALUE: 630,400 /

ASSESSed: 630,400 /

Total Card /

Total Parcel

630,400

630,400

630,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		SUNSET RD, ARLINGTON

Unit #:

Owner 1: KHARAJIAN ARLINE A

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 151 COOLIDGE AVE APT 406

Street 2:

Twn/City: WATERTOWN

St/Prov: MA

Cntry

Own Occ: N

Postal: 02472

Type:

OWNERSHIP

Owner 1: KHARAJIAN ARLINE A -

Owner 2: LIFE ESTATE -

Street 1: 78 SUNSET RD

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

PREVIOUS OWNER

Owner 1: KHARAJIAN ARLINE A -

Owner 2: LIFE ESTATE -

Street 1: 78 SUNSET RD

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Aluminum Exterior and 1502 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4313		Sq. Ft.	Site		0	70.	1.27	6									384,573						384,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4313.000	245,800		384,600	630,400
Total Card	0.099	245,800		384,600	630,400
Total Parcel	0.099	245,800		384,600	630,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	419.85	/Parcel:	419.85

Legal Description

User Acct

50580

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

082.0-0001-0002.0

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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,800	0	4,313.	384,600	630,400		Year end	12/23/2021
2021	101	FV	237,100	0	4,313.	384,600	621,700		Year End Roll	12/10/2020
2020	101	FV	237,100	0	4,313.	384,600	621,700	621,700	Year End Roll	12/18/2019
2019	101	FV	197,700	0	4,313.	379,100	576,800	576,800	Year End Roll	1/3/2019
2018	101	FV	197,700	0	4,313.	291,200	488,900	488,900	Year End Roll	12/20/2017
2017	101	FV	197,700	0	4,313.	274,700	472,400	472,400	Year End Roll	1/3/2017
2016	101	FV	197,700	0	4,313.	252,700	450,400	450,400	Year End	1/4/2016
2015	101	FV	185,100	0	4,313.	236,200	421,300	421,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KHARAJIAN ARLIN	1407-59		11/2/2011	Convenience		1	No	No	
KHARAJIAN ARLIN	1401-50		6/22/2011	Convenience		1	No	No	
KHARAJIAN ELI &	1399-36		5/3/2011	Convenience		1	No	No	
	949-84		8/1/1981		78,000	No	No		Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2008	1353	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	Mail Update	EMK	Ellen K
12/13/2008	Meas/Inspect	197	PATRIOT
1/11/2000	Meas/Inspect	277	PATRIOT
1/11/1999	Mailer Sent		
8/4/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

